

**Charlotte County**  
**Affordable Housing Advisory Committee**  
**Meeting Minutes**  
July 10, 2024

**Roll Call:** The meeting was called to order at 10:00AM by Lance Welsh, chairman. A quorum was present.

Committee Members Present:

Welsh, Lance, Chair	Real Estate Professional
Pentelecuc, Kurt, Vice-Chair	Non-Profit Provider of Affordable Housing
Tiseo, Comm. Joe	Local Elected Official
Mansfield, Mike	Home Building Industry
Hogan, Angela	Advocate for Low-Income Persons
Gravesen, Michael	Planning and Zoning Official
Hughes, Daniel	Mortgage/Banking Industry
Cochran, Terry	Essential Services Personnel
Dull, Denise	Non-Profit Provider of Affordable Housing

Staff/Guests Present: Colleen Turner, Carrie Walsh, Rich Gromalski, Rose Brooks, CCHS; Glinda Pruitt, ACA; Jie Shao, CCCD; Sandy Weaver, CCU; Danielle Berhel (liaison), City of Punta Gorda; Mathilde Jarrett, Blue Sky Communities; Jessica Turner, Collaboratory; Richard Lehmkuhl, City of Punta Gorda Grants; James Cochran, faith community; Jessica Orlando, Daily Sun; Meranda Pitt, DOH-C; Adriane Nelson, Kitson and Partners.

### **Changes to and Approval of Agenda**

The Charlotte HOME Review Committee recommendation to BCC (cumulative scoring matrix) provided for consideration.

\*Motion to approve the agenda as amended, Commissioner Tiseo. Second, Kurt Pentelecuc. **Motion passed unanimously.**

### **Public Comment on Agenda Items: None**

\*Motion to close public comments, Mike Mansfield. Second, Kurt Pentelecuc. **Motion passed unanimously.**

### **Approval of Minutes**

The April 2024 minutes were presented. No correction noted.

\*Motion to approve the April 2024 minutes, as presented, Commissioner Tiseo. Second, Michael Gravesen. **Motion passed unanimously.**

### **Charlotte HOME**

- **Review Committee Recommendation to BCC** - Recommend award of: expedited permitting; impact fee waiver (\$297,640); utility/permit/environmental/inspection fee subsidies (\$638,794); SHIP MFC loan in the amount of \$400,000; [previously awarded \$340,000 local government contribution (LGAO 2023)].

\*Motion to accept recommendation and present to BCC, Commissioner Tiseo. Second, Kurt Pentelecuc. **Motion passed unanimously.**

- **FHFC RFA and Project updates**

- **RFA 2024-102** SVDP CARES awarded for 15 of 30 units at Vincentian Villas, Lavilla Rd., Punta Gorda.
- **RFA 2024-201** LGAO 2024 RFA published with no applicants. Consider change to policy re: annual process to reflect RFA only when eligibility is moderate/high (low this year due to 2023 LGAO award for Blue Deep Creek).
- **RFA 2024-306** Community Development Block Grant – Disaster Recovery (CDBG-DR) Financing for

Affordable Housing Developments Located in Hurricane Ian Impacted Areas pending issuance. No known projects/applicants.

- **Applications and Inquiries** – Staff continue to field inquiries and provide information regarding affordable housing and Charlotte HOME incentives/subsidies. No follow-up from The Strategic Group re: pending Charlotte HOME award (awaiting updated fee schedule).
  - **Application, Matrix, and Definitions** – Updated documents presented for consideration. Suggestions made for further edits.
  - **Conveyance of Surplus Land** – The ground lease option was discussed. The CAO requests additional time to research.
  - **Subsidized Single-Family** – Discussion was held about the definition of subsidized single-family development and appropriateness for CH subsidies.
    - **Recommendation to BCC for modifications to CH program** – Members and staff reviewed the updated documents. The County Attorney requested additional time to research, and staff will need to incorporate additional edits, therefore, the vote on recommended changes was tabled.
- \*Motion to table Charlotte HOME program modifications to the August meeting, Mike Mansfield. Second, Kurt Pentelecuc. **Motion passed unanimously.**

### **Hurricane Housing Recovery (HHR)**

Three (3) non-profit organizations are in negotiations for subrecipient agreements to administer the following:

- Owner-Occupied Rehab – Rebuilding Together
- Owner-Occupied Rehab – Center for Independent Living
- Rapid Re-Housing (RRH) – St. Vincent de Paul CARES

NFA and method of application for funding pending finalization of subrecipient agreements. Staff are working to strategize the launch of an updated Purchase Assistance program, incorporating traditional lenders, and closing costs/gap assistance. Daniel Hughes volunteered to assist.

### **Southwest Florida Regional Housing Study**

Jessica Turner, Collaboratory/Regional Housing Coalition, presented on key takeaways from the regional housing study. The full report will be shared with the AHAC.

### **LHAP Technical Review**

Staff have several recommendations for technical revisions. Due to time constraints, these recommendations will be shared at the August meeting.

### **Member/Agency Updates**

- **DOH-C** – Mandy shared that the 2024 Community Health and Needs Assessment (CHNA) kicks off today with the launch of the survey. The QR code for the survey was provided and members were asked to participate. Focus groups will be scheduled in the coming months.
- **GCP** – Angela reports that their new Stars Academy is opening soon and the ribbon cutting is tomorrow.
- **PGHA** – Kurt shared that Verandas III is coming along nicely. Lease up expected by January 2025!

There being no further business, the meeting was adjourned by motion/second Mike Mansfield/Michael Gravesen and unanimous vote. The next regular meeting is 08.21.2024 10:00 am at the FSC.